



## Minutes

Town of Cairo

Monday September 13<sup>th</sup>, 2021

Town Board Meeting @ 7:00 pm

Location: Town Hall Meeting Room

**DRAFT**

The Town Board of the Town of Cairo met for a Town Board Meeting on Monday September 13<sup>th</sup>, 2021, at the Town Hall, Main Street, Cairo, New York.

Supervisor Coyne called the meeting to order @ 7:00PM and asked the attendees to Pledge Allegiance to the Flag.

Attendance: Supervisor Coyne, Council Member Cords, Council Member Kralovich, Council Member Powers, Council Member Watts.

### **Unsafe Building Hearings:**

Elizabeth Johnson – 115 Pine Tree Lane

- The 90 days for this process expired on August 28<sup>th</sup>, 2021, no contact from landowner during the process, contact after the process. Building is in need of repairs, structurally and cosmetically. Lady claims she is fixing but has no permits or has not been inspected, concerned for her well-being; uses a ladder to get into her home. Does not have the finances to do a lot of what is needed for her home, programs have been mentioned to her but she's refused in the past and they will offer it again; Catskill Mountain Housing, possible help or replacement of housing. Give another 30 days and then move forward in this process, there is a possibility for it be condemn. Will send another letter and give her till October 31<sup>st</sup> and address it again at the November Board Meeting.

Aras Aragat – 751 Old Route 23

- The 90 days for this process expired on August 31<sup>st</sup>, 2021, no contact from landowner during the process. Gentleman came in after the letters and came into board meeting on behalf of his son, it's his son's property. Just recently received the letters, currently live in the city. No work has been done to the property since the letter was just seen. Stacey had spoken with him about what would need to be done, this is understood but more time was requested, he plans to keep the property. No time frame on completion, board will give 30 days to landowner to continue property updates.

Rosario Caridi – 24 Lake Mills Road

- Property owner gives permission to Town to move forward. Property owner has come to the meeting to discuss the options and what is next. Property owner would like to turn over property to Town, it would be too expensive for owner to take it down. Board states that the Town is not in a position to take on the costs as well. If tax payments stop on the property then eventually it would be taken over by the county. Owner says that he is not doing anything on property due to the costs of taking it down. There is also a letter from Attorney Ralph Lewis about why the property owner cannot do what is being requested.

Gino Ottomanelli – 890 County Route 20A

- The 90 days for this process expired on August 28<sup>th</sup>, 2021, no contact from landowner during the process. More broken windows and open doors according to Stacey; told to reach out to Sergeant Busch. Discuss with Tal to see what our options are on this property due to no response on the landowner. Board can also make a recommendation on what to do. Roll call with the board on moving forward with demo on this property, all members have agreed.

**Old Business:**

1. Senior Center Update – MaryJo
  - a. Nothing really has changed. In 2 days the 30 days will be up for any permissive referendum on the property, then it will take about 20 days to close. Once the Town closes they will contact the engineers to look at the building for ideas on what to do with the building. Also they will be reaching out to the county for assistance on the nutrition center along with including Dorothy True and Richard Lorenz. Hopefully early to mid-October for closing.
  - b. Mention of water and sewer expansion for this building. It's not required to have Town water and sewer since they already have this privately, possibility of this in the future. Mention of the bond, the bond covers just the purchase of the building no repairs/updates.
2. Park Update
  - a. After meeting down at the park last month, the Town has been continuing contact with Barton and Loguidice. Mention of the form that can be submitted through the website, believe that this has expired. Also mention of the survey on the website under the park section to have the residents inform the Town on what they would like in the Park.

**New Business:**

1. Zoning Law Review – Campgrounds
  - a. Looked at the law a few months ago about the number of campers on properties to determine what would be classified as a campground. Instead of 2 the Town is proposing 5 to match the state regulation.
2. Roofing Estimate
  - a. Received an estimate for repairs/issues for the roof at the Town Hall. Would like to proceed with this due to weather also mention of a future makeover of the whole roof.  
***Resolution 2021-206***
3. Monica M. Kenny-Keff Esq.
  - a. She is representing the current contract purchasers for 455-457 Main Street in Cairo.

- b. Two issues with the property while trying to obtain the C of O, no other violations. The issues have to do with the electrical meters and 2 rooms that were created that use to be the enclosed porch. Meters were replaced with FEMA money back when Irene hit. The rooms require CO's, but were converted back in the 60's before certain zoning laws. These issues are currently holding up the sale of 2 commercial spots on Main Street, there asking for some action be taken due to previous conversations from the board in April. Also asking for waiver of the requirements if the improvements were made before the C of O in 84.
  - c. The seller of this property, David Walraed with Howard Hanna Real Estate, stated that he had an engineer come out and assess the building. Stated the building has much integrity according to the engineer. David understands the process and the work that needs to be put into the process of these buildings, but would like to work with the Town to figure out a solution. He continues to sell properties in the Town and these owners have continued to improve them. He wants this trend to continue for the Town and its residents, wants the Town to look nicer than what it is now.
  - d. Stacey, Building Dept., states that to resolve this, they have to get through the closing. She says that she cannot sign off on anything with certain dates that don't add up with the C of O, she also cannot sign off on a C of O without an engineer. She does not want to stop the sales, it's going to be the new owner's responsibility of any issues that need to be addressed to earn that C of O. There could be large liabilities if something was signed off on and not known by the buyer before they purchased the building.
  - e. Is there a possibility for the Town to make a resolution that states anything that can be proven in some form that it was built or modified prior to 1984? For C of O purposes.
4. Fireworks Contract
- a. Would like would to discuss the price with the company for November's show before moving forward with this. **Resolution No. 2021-203**
  - b. Contract for the next 5 years for the 4<sup>th</sup> of July for 2022-2026. **Resolution No. 2021-204**
5. Grove Street
- a. Watts mentions a resident on Grove Street who is still be charged an EDU, even though he claims that he cannot build on this lot. They will talk with Joe Myers, this problem with these parcels has already been brought up, mention of taking them away or reducing them. There is only so much that the Town and the Sewer/Water Dept. can do in situations like these.

**Correspondence:**

- 1. Letter Requesting Refund of Penalty
  - a. 'My name is Maximillian Essig, the owner of 19 Bross Street, Cairo, New York. I was charge a late fee of \$42.00 by the sewage Dept. of Cairo. This bill was sent during the time of me purchasing the home. My name was misspelt and the bill was not addressed to my P.O. Box. I believe it must've been lost in the mail, as I never received it. I've paid the bill in full and am requesting either a refund or a credit on my account for the late fee of \$42.00. Thank You Kindly.'
- 2. County Letter – Summer Camp
  - a. 'New York State Office of Children Youth and Families (OFCS) requires the Youth Bureaus monitor their funded programs. Cairo Summer Recreation received a \$3,000 grant award for

2021. I monitored the program on August 4<sup>th</sup>, 2021. I observed the program for approx. 1 hour and spoke with Program Director, Janet McKeon. I observed Arts and Crafts, playground activities and the safety protocol enforced. I was given copies of your COVID-19 safety plan, the registration packet and a copy of the program schedule. There are a variety of activities. The program appears to be well run. It is operating in compliance with the application submitted to the Greene County Youth Bureau. I have no suggestion for its improvement. If you have any questions please do not hesitate to contact me. Terry Ward.'

3. Dot True – Senior Center

- a. 'I was not able to attend the recent Park meeting but would like to suggest that the Dept. of Aging Director Terry Ward and the Aging Council Rep. of Cairo, myself, also Richard Lorenz and MaryJo Cords be included in any decision making for any plans for the seniors in the park. I expect a reply to this e-mail for my files. Thank You in advance. Dorothy True'

**Resolution No. 2021-195 “Receipt of Monthly Supervisor’s Report”**

Offered by Council Member Powers and seconded by Council Member Watts.

**WHEREAS**, Town Law, Section 125 commands a detailed statement from the Supervisor’s office to be rendered to the Town Board of all money received and disbursed and a copy filed in the office of the Town Clerk. Therefore;

**BE IT RESOLVED**, that the Town Board Members accept the monthly Supervisor’s Report for August.

*Supervisor Coyne – Aye, Council Member Cords – Aye, Council Member Kralovich – Aye, Council Member Powers – Aye, Council Member Watts – Aye. Motion Carried.*

**Resolution No. 2021-196 “Accept Water Penalties”**

Offered by Council Member Kralovich and seconded by Council Member Cords.

**WHEREAS**, it is necessary for the Water Penalties be authorized by the Town Board and documented in the minutes; therefore, be it

**RESOLVED**, that the Town Board does hereby accept the Water Penalties from the Water Administrator in the amount of \$1,119.70 dated August 11, 2021.

*Supervisor Coyne – Aye, Council Member Cords – Aye, Council Member Kralovich – Aye, Council Member Powers – Aye, Council Member Watts – Aye. Motion Carried.*

**Resolution No. 2021-197 “Accept Sewer Use Billing”**

Offered by Supervisor Coyne and seconded by Council Member Watts.

**WHEREAS**, it is necessary for the Sewer Use Billing be authorized by the Town Board and documented in the minutes; therefore, be it

**RESOLVED**, that the Town Board does hereby accept the Sewer Use Billing from the Sewer Administrator in the amount of \$31,861.46 dated August 3, 2021.

*Supervisor Coyne – Aye, Council Member Cords – Aye, Council Member Kralovich – Aye, Council Member Powers – Aye, Council Member Watts – Aye. Motion Carried.*

**Resolution No. 2021-198 “Update for Town Clerk Record of Activities and Days Worked”**

Offered by Supervisor Coyne and seconded by Council Member Watts.

**WHEREAS**, a six (6) hour workday was established by resolution 108-14 dated May 5, 2014 for reporting days worked to the New York State & Local Retirement Systems for the position of Town Clerk; &

**WHEREAS**, Kayla McAlister, an Elected Official has submitted an updated Record of Activities to the Town Board for review for her position as Town Clerk for a three month period. Therefore;

**BE IT RESOLVED**, the Town Board does hereby accept the Record of Activities submitted as official duties of the Town Clerk and the updated Record of Activities result of 8.03 days worked per month.

*Supervisor Coyne – Aye, Council Member Cords – Aye, Council Member Kralovich – Aye, Council Member Powers – Aye, Council Member Watts – Aye. Motion Carried.*

**Resolution No. 2021-199 “Accept EDU Billing”**

Offered by Supervisor Coyne and seconded by Council Member Powers.

**WHEREAS**, it is necessary for the EDU Billing be authorized by the Town Board and documented in the minutes; therefore, be it

**RESOLVED**, that the Town Board does hereby accept the EDU Billing from the Sewer Administrator in the amount of \$14,356.25 dated September 2, 2021.

*Supervisor Coyne – Aye, Council Member Cords – Aye, Council Member Kralovich – Aye, Council Member Powers – Aye, Council Member Watts – Aye. Motion Carried.*

**Resolution No. 2021-200 “Budget Amendments and Payment of Bills on Abstract #309 for August Payables and Prepays”**

Offered by Council Member Kralovich and seconded by Supervisor Coyne.

**WHEREAS**, payment of bills should be properly authorized and documented in the minutes; therefore be it

**RESOLVED**, the Town Board does hereby authorize that Abstract #309 Payables and Prepays, consisting of 2021 V1 #00375 through V#00478 in the amount of \$395,797.91 is approved for payment; The total amount to be paid from the:

General Fund -	\$ 214,225.01	Hydrant –	\$-0-
Highway Fund -	\$ 128,364.35	Capital Water -	\$ 10,000.00
Street Lighting -	\$ 9,786.56	Sidewalk -	\$-0-
Sewer Fund -	\$ 17,615.31	Trust & Agency -	\$ 3,650.38
Water Fund -	\$ 12,156.30	Special Fire -	\$-0-

*Supervisor Coyne – Aye, Council Member Cords – Aye, Council Member Kralovich – Aye, Council Member Powers – Aye, Council Member Watts – Aye. Motion Carried.*

**Resolution No. 2021-201 “Campgrounds in the Town of Cairo”**

**TABLED FOR PUBLIC HEARING**

**Resolution No. 2021-202 “Accept Sewer Penalties”**

Offered by Council Member Cords and seconded by Council Member Powers.

**WHEREAS**, it is necessary for the Sewer Penalties be authorized by the Town Board and documented in the minutes; therefore, be it

**RESOLVED**, that the Town Board does hereby accept the Sewer Penalties from the Sewer Administrator in the amount of \$2,312.53 dated September 10, 2021.

*Supervisor Coyne – Aye, Council Member Cords – Nay, Council Member Kralovich – Aye, Council Member Powers – Aye, Council Member Watts – Nay. Motion Carried.*

**Resolution No. 2021-203 “Authorize Supervisor to Sign Fireworks Contract”**

**TABLED**

**Resolution No. 2021-204 “Authorize Supervisor to Sign Fireworks Contracts”**

Offered by Council Member Watts and seconded by Council Member Cords.

**WHEREAS**, annually, the Chamber of Commerce hosts 4<sup>th</sup> of July events at the Angelo Canna Town Park. Also;

**WHEREAS**, the Cairo Town Board provides Fireworks for the annual 4<sup>th</sup> of July celebration. Therefore;

**BE IT RESOLVED**, that the Cairo Town Board does hereby authorize the Supervisor to sign a contract with Young Explosives Corporation with an increased Fireworks budget of \$10,000 for July 4, 2022 – July 4, 2026.

*Supervisor Coyne – Aye, Council Member Cords – Aye, Council Member Kralovich – Aye, Council Member Powers – Aye, Council Member Watts – Aye. Motion Carried.*

**Resolution No. 2021-205 “Grant Permission to the Justice to Apply for the 2021-2022 JCAP Grant with Adjustment”**

Offered by Council Member Kralovich and seconded by Council Member Powers.

**WHEREAS**, the Town Board of the Town of Cairo, The Town of Cairo Justice Court needs, Ceiling tiles and paint for conference/Court Room, (1) Computer chair (1) Utility Cart, (4) Stand up Desk Risers, (3) Privacy Filter Screens, (4) rectangle folding banquet tables

**WHEREAS**, there is a 2021-2022 Justice Court Assistance Program (JCAP) available,

**BE IT RESOLVED**, Town Board of the Town of Cairo, authorizes the Cairo Town Court, to apply for a JCAP grant in the 2021-22 grant cycle up to \$30,000.00.

*Supervisor Coyne – Aye, Council Member Cords – Aye, Council Member Kralovich – Aye, Council Member Powers – Aye, Council Member Watts – Aye. Motion Carried.*

**Resolution No. 2021-206 “Authorize Supervisor to Sign the Perfection Roofing Estimate”**

Offered by Council Member Cords and seconded by Council Member Powers.

**WHEREAS**, there are portions on the roof of the Town Hall that are in need of repair.

**BE IT RESOLVED**, that the Cairo Town Board does hereby give authorization to the Cairo Town Supervisor, John Coyne, to sign the estimate provided by Perfection Roofing for repair of the Town Hall roof in the estimated amount of \$2,850.

*Supervisor Coyne – Aye, Council Member Cords – Aye, Council Member Kralovich – Aye, Council Member Powers – Aye, Council Member Watts – Aye. Motion Carried.*

**Resolution No. 2021-207 “Authorization to Condemn Building”**

Offered by Council Member Kralovich and seconded by Council Member Watts.

**WHEREAS**, the property of 890 County Route 20, Town of Cairo, County of Greene, NY owned by Gino Ottomanelli contains unsafe structures and has received violations by the Town of Cairo Code Enforcement Officer. Therefore;

**BE IT RESOLVED**, that the Town Board of the Town of Cairo does hereby formally determine that the structures located at 890 County Route 20, Town of Cairo, County of Greene, NY owned by Gino Ottomanelli are unsafe and must be demolished and removed; and it further

**RESOLVED**, that the Town Board does hereby authorize the Code Enforcement Officer to move forward with condemning the buildings at 890 County Route 20A owned by Gino Ottomanelli.

*Supervisor Coyne – Aye, Council Member Cords – Aye, Council Member Kralovich – Aye, Council Member Powers – Aye, Council Member Watts – Aye. Motion Carried.*

**Resolution No. 2021-208 “Authorizing Public Hearing”**

Offered by Council Member Powers and seconded by Council Member Cords.

**WHEREAS**, the Town of Cairo is proposing a Zoning Law change,

**WHEREAS**, a public hearing is necessary prior to the adoption of any Law change. Therefore;

**BE IT RESOLVED** that on October 4, 2021 at 7:00 pm, at the Cairo Town Hall, the Cairo Town Board shall hold a Public Hearing on a Campground Zoning Law change.

*Supervisor Coyne – Aye, Council Member Cords – Aye, Council Member Kralovich – Aye, Council Member Powers – Aye, Council Member Watts – Aye. Motion Carried.*

**Resolution No. 2021-209 “Sewer Billing Adjustment”**

Offered by Council Member Watts and seconded by Council Member Powers.

**WHEREAS**, it is necessary for the Sewer billing adjustment to be authorized by the Town Board and documented in the minutes; therefore, be it

**RESOLVED**, that the Town Board accepts the adjustment to the Sewer billing for Maximillian Essig. A credit of \$42.00 to be applied to account number 3010.

*Supervisor Coyne – Aye, Council Member Cords – Aye, Council Member Kralovich – Aye, Council Member Powers – Aye, Council Member Watts – Aye. Motion Carried.*

**Adjourn Town Board Meeting @ 8:10PM**

Offered by Council Member Powers and seconded by Supervisor Coyne.

*Supervisor Coyne – Aye, Council Member Cords – Aye, Council Member Kralovich – Aye, Council Member Powers – Aye, Council Member Watts – Aye. Motion Carried.*

Respectfully Submitted

Kayla L. McAlister  
Cairo Town Clerk

